
**DOVER PLANNING AND ZONING COMMISSION
MINUTES
APRIL 5, 2018**

**DOVER CITY PLANNING AND ZONING COMMISSION MEETING
Dover Council Chambers
699 Lakeshore Ave., Dover, ID**

P&Z COMMISSIONERS IN ATTENDANCE:

☒ Marilyn Becker ☒ Paul Nowaske ☒ Michael Jones ☒ Dean Johnston ☐ Kevin Johnson

STAFF/OTHERS IN ATTENDANCE:

☒ Clare Marley, AICP, City Planner

CALL TO ORDER:

Chair Nowaske called the meeting to order at 6:02 p.m.

CONSENT AGENDA:

Approval of the March 1, 2018 minutes.

Motion: Commissioner Jones moved, and Commissioner Johnston seconded the motion to approve the minutes of March 1, 2018. The motion passed unanimously.

PUBLIC COMMENT:

There was no public present.

ANNOUNCEMENTS:

Ms. Marley advised that the Council/Planning and Zoning Commission joint workshop is scheduled for 6 p.m. April 25th at City Hall.

OLD BUSINESS:

City-wide stormwater ordinance: Ms. Marley reviewed the recommendations from the previous workshop for design storm yield, rain-on-snow event standards, risk factors, and exceptions. She provided sample stormwater worksheets from other jurisdictions, which the Commission had requested at the previous workshop. The group discussed the comprehensive plan policy to encourage green stormwater infrastructure and methods to achieve low-impact development with features such as rain gardens, bioswales, created wetlands, and impervious surface coverage maximums. The Commission suggested best management practices be incorporated into the ordinance for green infrastructure and use of the natural environment for stormwater management. They also agreed to add construction limits and standards to address adverse weather conditions. The Commission reviewed a three-tiered plan system, allowing "do-it-yourself" plans for small projects in low-risk areas. They requested further information on the costs and benefits of stormwater requirements. The Commission generally agreed that 5,000 square feet of disturbed area and 2,000 square feet of new impervious area would be good thresholds for determining when a professional plan would be required. They also suggested that steep slopes be given special consideration for required professional stormwater design.

Junk, junk yard, nuisance laws, Title 12: Ms. Marley reviewed with the Commission the city attorney comments on the draft amendment to Dover City Code 12-6-7 (Nuisances) and the proposed junk/junk yard definitions. They agreed with suggestions to clarify the definition of “junk” to better tie it to items that are discarded, dilapidated, or unable to be used as originally intended.

Public nuisance draft code amendment, Title 4: The Planning and Zoning Commission discussed draft language regarding abandoned vehicles, noise, solid and liquid wastes, litter, weeds, sidewalk debris, and dangerous buildings. Ms. Marley reviewed the city attorney comments on the proposed draft and summarized the enforcement options available to the city through state law. The Commission discussed whether animal wastes should be included in the nuisance language and suggested the term “pet waste” be used to avoid any implications for normal agricultural operations. Concern that “untrimmed grasses” could include native forest or field grasses was also voiced.

Subdivision ordinance update, Title 11: Ms. Marley provided an update on the draft subdivision ordinance amendment. The group discussed the street standards, lighting, pathway connections and links to these standards in the proposed subdivision ordinance. She advised that the city engineer has reviewed the street standards found in the Urban Area Transportation Plan for inclusion in Dover city street standards. An update will be provided at the next workshop.

Public hearings set: The Commission agreed to schedule the RV occupancy and public nuisance ordinance amendments to hearing on May 3, 2018 at 6 p.m.

MEETING ADJOURNED:

Motion: Commissioner Jones moved, and Commissioner Johnston seconded the motion to adjourn. The Chair called the meeting adjourned at 7:38 p.m. on a unanimous vote.



Paul Nowaske, Chairman